



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution to Approve the Final Map, Improvement Agreement and Water Rights Agreement for Almond North, Tract No. 3396 and Appropriate Funds for Required Reimbursements (\$1,120)

MEETING DATE: May 19, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the final map, improvement agreement and water rights agreement for Almond North, Tract No. 3396, direct the City Manager and City Clerk to execute the improvement agreement, water rights agreement and map on behalf of the City and appropriate funds for required reimbursements.

BACKGROUND INFORMATION: The subdivision is located north of Almond Drive and east of Stockton Street, adjacent to the Almondwood Estates subdivision, as shown on Exhibit A. The subdivision is zoned R-2 and includes 28 residential lots. Subdivision development includes 22 single-family residential lots and six corner lots on which duplexes will be constructed in conformance with the R-2 zoning designation.

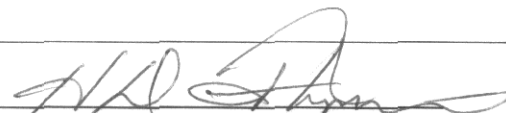
In order to assist the City in providing an adequate water supply, Almond North, LLC, is required, as a condition of tentative map approval, to enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed Almond North subdivision, and that the City may charge fees for the delivery of such water in accordance with City rate policies. The agreement establishes conditions and covenants running with the land for all lots in the subdivision and provides deed provisions to be included in each conveyance.

The final map is currently being reviewed by San Joaquin County and City staff. If approved by Council, the map will be forwarded to the City Manager and City Clerk for execution when the review process is complete and the signed final map is received from the County.

The developer of the subdivision, Almond North, LLC, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation Fees will be paid prior to Council acceptance of the public improvements. Payment has been guaranteed as part of the faithful performance improvement security for the project in conformance with LMC §15.64.040.

As a condition of tentative map approval, traffic calming measures in the form of bow-outs were to be provided at the Cherrywood Way/Ravenwood Way intersection. In an effort to explore alternative traffic calming measures and since bow-outs have been used in other subdivisions, City staff requested during the plan check process that the developer install a traffic circle instead of the bow-outs specified in the

APPROVED:

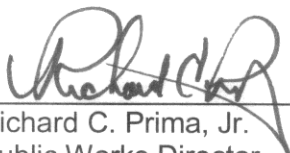

H. Dixon Flynn, City Manager

map conditions. A drawing of the proposed traffic circle is attached as Exhibit B. The developer complied with staff's request but incurred some additional costs in the process. The developer's contractor, Teichert Construction, provided a cost analysis for both options and the developer provided an invoice from the engineer, Siegfried Engineering, showing the additional design costs for the traffic circle. The cost comparison for each option is shown on Exhibit C. The net additional cost to developer is \$1,116. The developer has requested reimbursement by the City for the additional cost. Staff feels that this is a reasonable request and recommends that Council appropriate the funds for this reimbursement.

FUNDING: Street Fund (320002) \$1,116



Ruby Paiste
Acting Finance Director



Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/pmf
Attachments

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Almond North, LLC
Siegfried Engineering, Inc.

RESOLUTION NO. 2004-99

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE FINAL MAP, IMPROVEMENT
AGREEMENT, AND WATER RIGHTS AGREEMENT FOR
ALMOND NORTH, TRACT NO. 3396, AND FURTHER
APPROPRIATING FUNDS FOR THE REQUIRED
REIMBURSEMENTS

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map, Improvement Agreement, and Water Rights Agreement for Almond North, Tract No. 3396, located north of Almond Drive and east of Stockton Street, adjacent to the Almondwood Estates Subdivision, as shown on Exhibit A attached; and

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager and City Clerk to execute the Improvement Agreement, Water Rights Agreement, and the Final Map on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED that funds in the amount of \$1,116, as shown on Exhibit C attached, be appropriated from the Street Fund for reimbursement to the developer for the additional cost incurred to install a traffic circle instead of the bow-outs specified in the map conditions, as shown on Exhibit B attached.

Dated: May 19, 2004

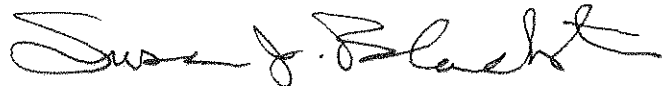
I hereby certify that Resolution No. 2004-99 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 19, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



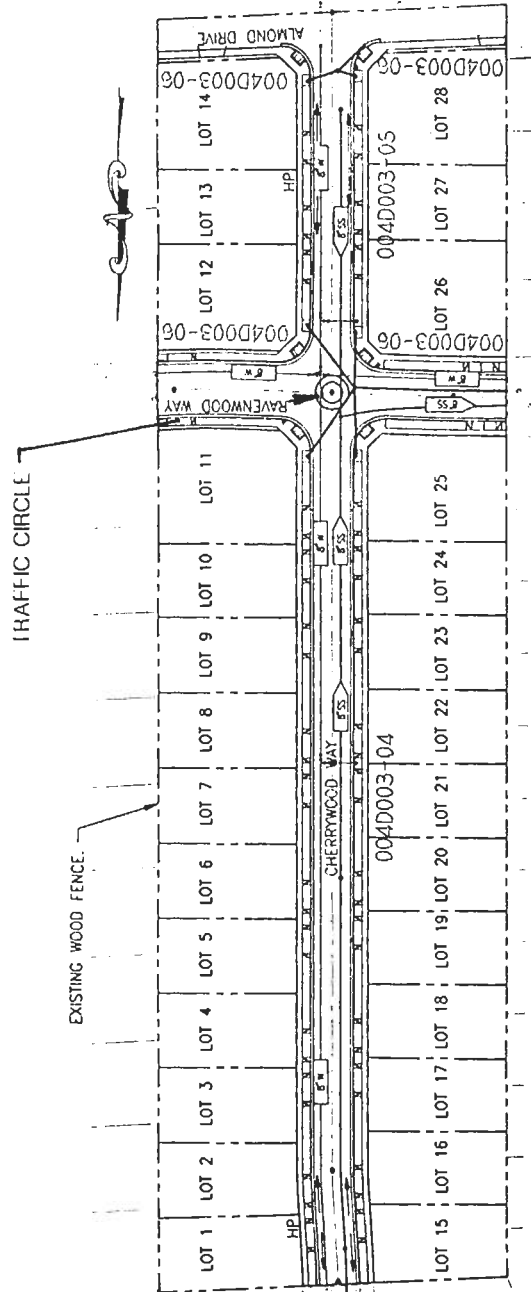
SUSAN J. BLACKSTON
City Clerk



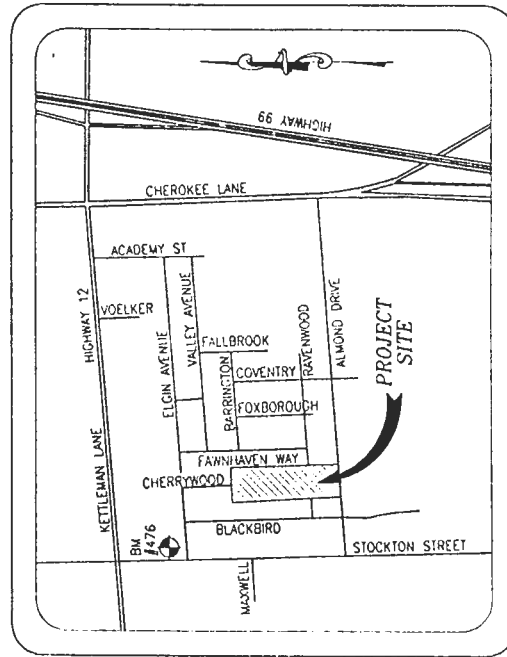
CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



ALMOND NORTH SUBDIVISION



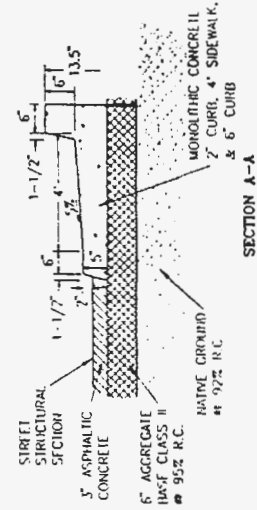
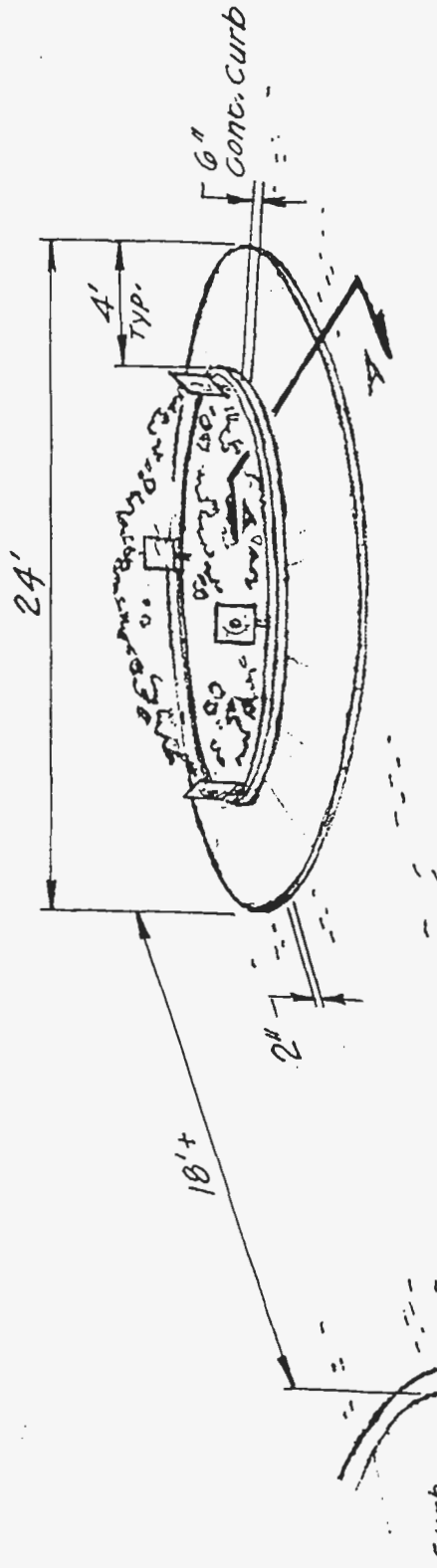
VICINITY MAP
NOT TO SCALE



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT B



TRAFFIC CIRCLE DETAIL

EXHIBIT C

City of Lodi
Publics Works Department

COST COMPARISON FOR
IMPROVEMENTS AT
CHERRYWOOD/RAVENWOOD
INTERSECTION

Development: Almond North
Developer: Almond North LLC
Engineer: Siegfried Engineering, Inc.

COST OF IMPROVEMENTS FOR EACH OPTION ⁽¹⁾

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Total</u>
<u>Traffic Circle Option</u>					
1	Curb & Gutter	60	LF	75.00	\$4,500.00
2	City of Lodi Curb Return (275 SF Each)	4	EA	1,800.00	7,200.00
3	1" Irrigation Service	1	EA	450.00	450.00
4	Engineering Revisions	1	LS	1,400.00	1,400.00
				<i>Subtotal</i>	\$13,550.00
 <u>Bow-Out Option</u>					
1	City of Lodi Curb Return (375 SF EA)	4	EA	\$1,900.00	\$7,600.00
2	Additional Paving (AC Only)	6	TN	39.00	234.00
3	48" Storm Drain Manhole	2	EA	2,300.00	4,600.00
				<i>Subtotal</i>	\$12,434.00
 Additional Cost for Traffic Circle Installation					\$1,116.00

⁽¹⁾ Costs provided by Developer's contractor, Teichert Construction, and engineer, Siegfried Engineering.

CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEVEN SCHWABAUER
Interim City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

May 13, 2004

Almond North, LLC
P.O. Box 1259
Woodbridge, CA 95258

Siegfried Engineering, Inc.
4045 Coronado Ave.
Stockton, CA 95204

SUBJECT: Adopt Resolution to Approve the Final Map, Improvement Agreement and Water Rights Agreement for Almond North, Tract No. 3396 and Appropriate Funds for Required Reimbursements (\$1,120)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 19, 2004. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, extension 2659.

P. Farris

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk